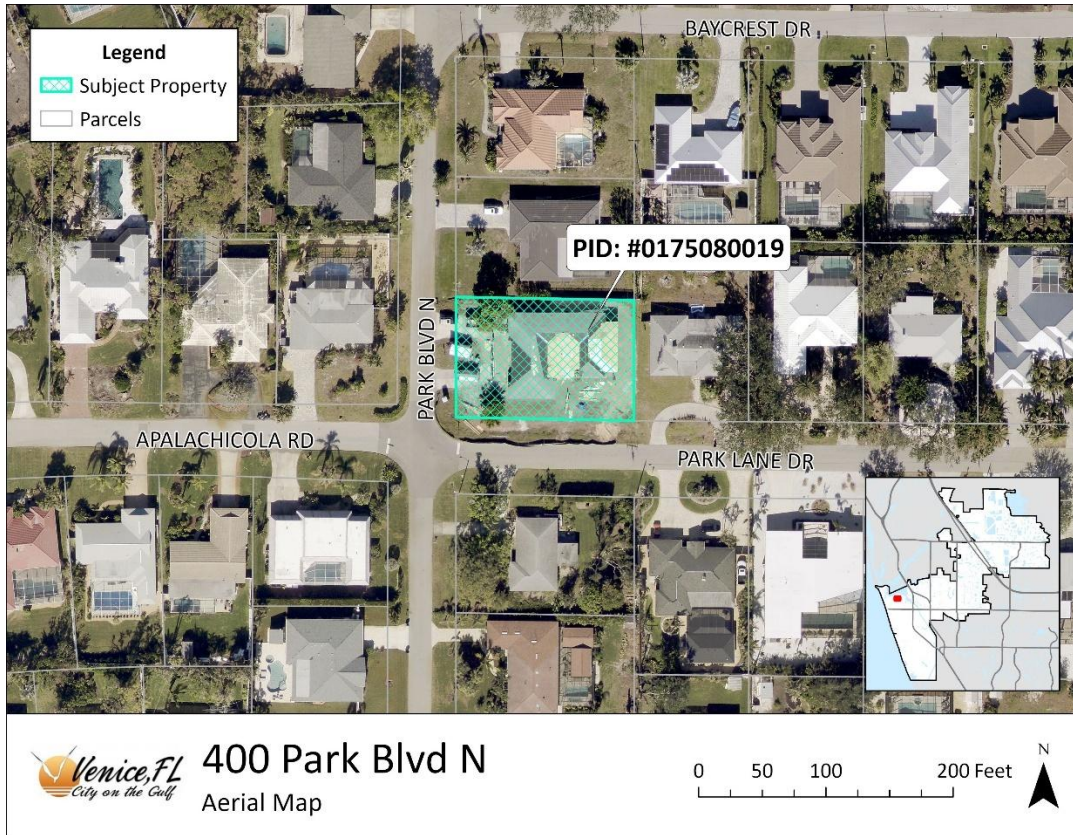


26-05VZ 400 Park Blvd N

Staff Report



GENERAL INFORMATION

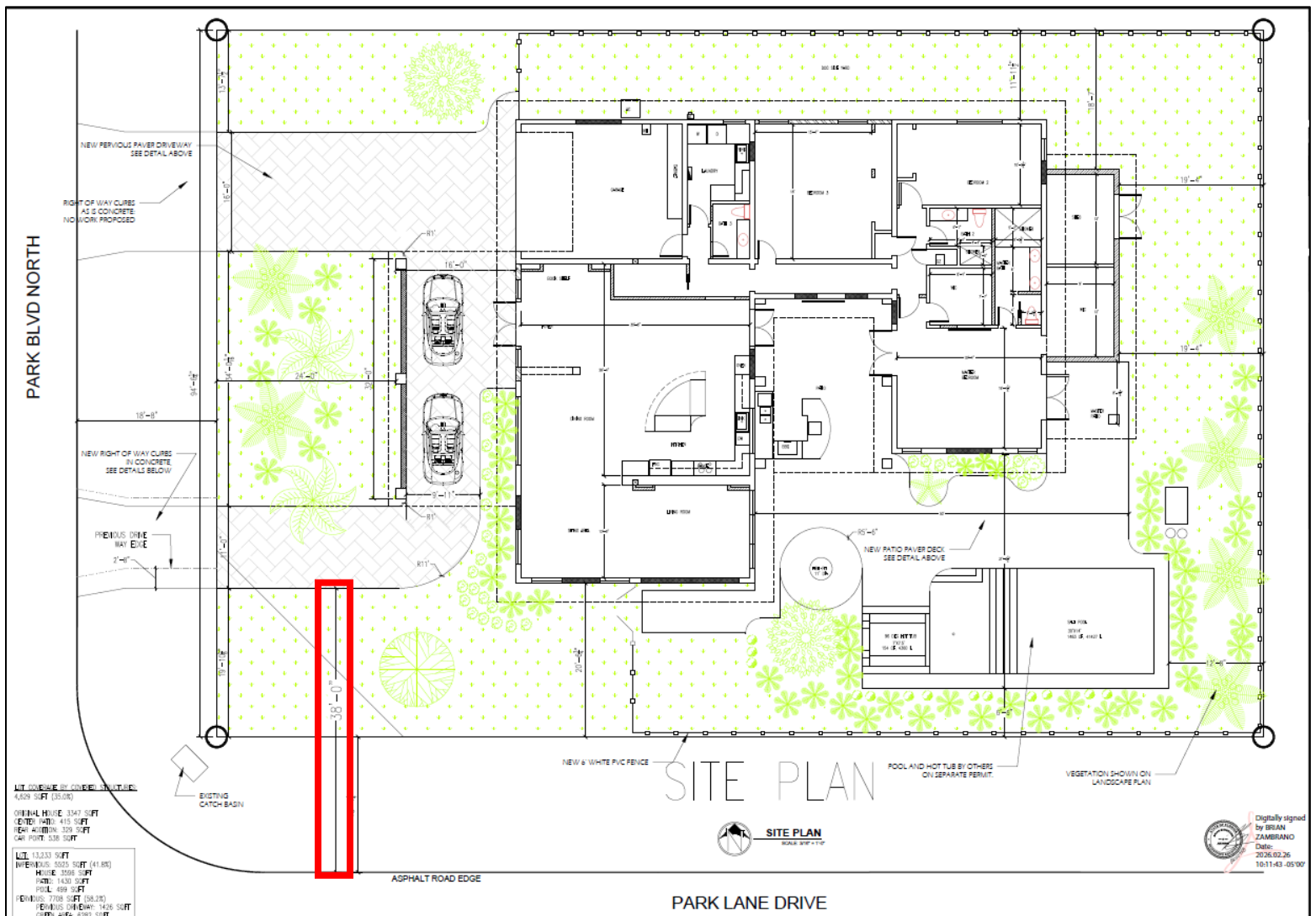
Address:	400 Park Blvd N
Request:	Seeking variance from Sec. 87-3.1.8.A.2.a requiring a driveway setback of 40' to the edge of an intersection
Owner/Applicant:	Norman Ebsary
Agent:	Brian Zambrano
Parcel ID:	0175080019
Parcel Size:	13,232.8± square feet
Future Land Use:	Low Density Residential
Zoning:	Residential, Single-Family 2
Comprehensive Plan Neighborhood:	Island Neighborhood
Application Date:	February 26, 2026

I. VARIANCE REQUEST AND SUBJECT PROPERTY INFORMATION

The subject property is located at 400 Park Boulevard North. A carport permit was approved for this property, but the location of the carport does not allow for a driveway that meets the required 40' setback from the edge of pavement at the intersection of two streets (Park Lane Drive and Park Blvd N). The dimension of this setback was not indicated on the original carport permit, and this information was not requested by the reviewer.

After the carport was built, the applicant submitted their driveway permit, at which time the error was noticed by Zoning staff. Their driveway permit submittal included a site plan showing a 34'1" setback from the edge of pavement to Park Lane Drive, but once the requirement from 87-3.1.8.A.2.a was relayed to them, they adjusted the site plan to have a 38' setback. The applicant states that 40' is not possible due to the location of the columns for the already-built carport.

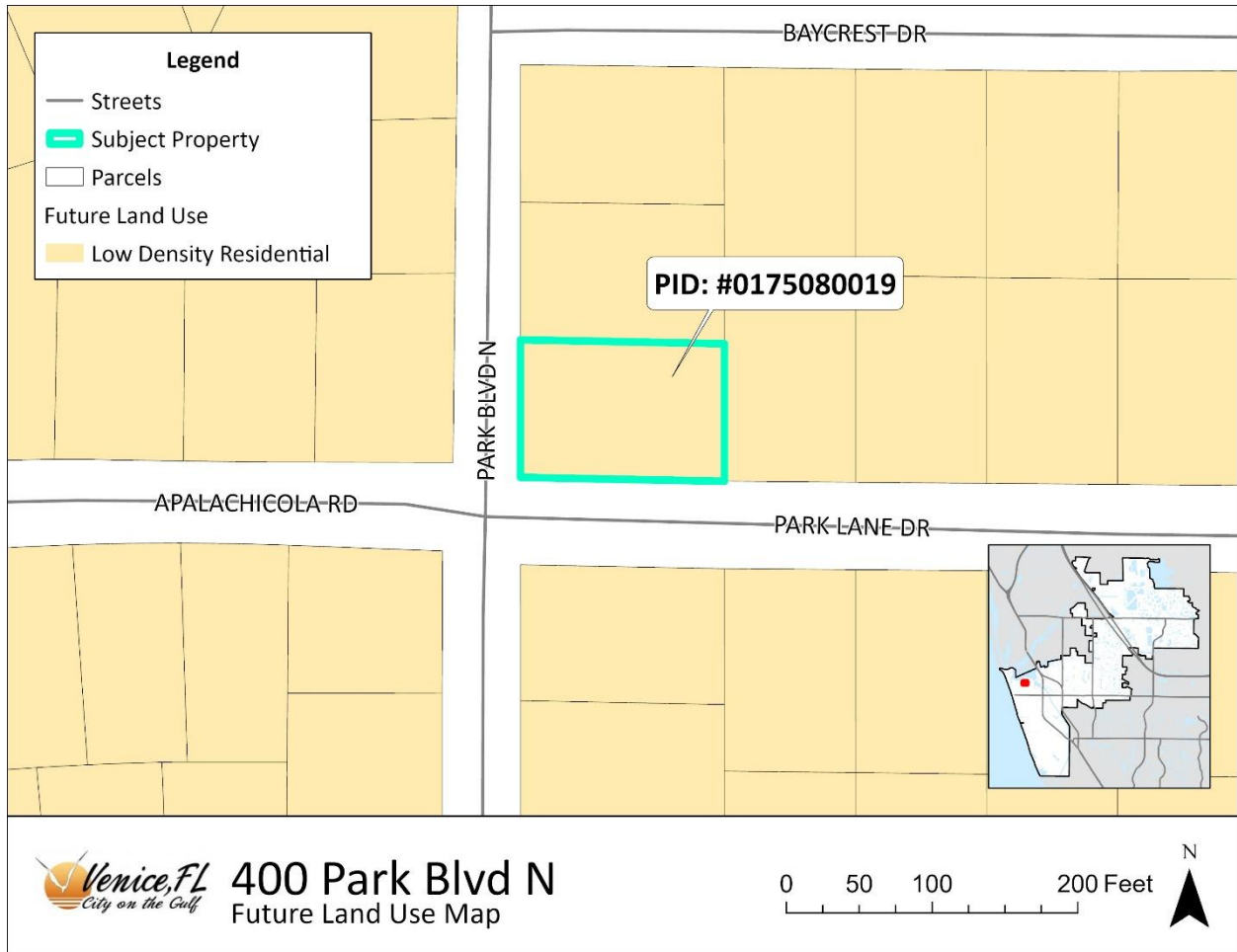
This variance is submitted to correct a staff error. The site plan included in this report indicates the relevant setback with a red box.



Future Land Use and Zoning

This property is surrounded by Low Density Residential Future Land Use (FLU) designations on all sides. It is also surrounded by the same zoning district as the property itself, Residential, Single-Family 2. This property is within the Island neighborhood.

Future Land Use Map



Zoning



II. SITE PHOTOGRAPHS



III. PROCEDURAL REQUIREMENTS FOR VARIANCE REVIEW

The procedural requirements contained in Chapter 87 Section 1.2 concerning receipt of written petition, notice of public hearing and scheduling of hearing have been satisfied. Chapter 87, Section 1.13.3 specifies that the Planning Commission shall, based upon substantial and competent evidence, make an affirmative finding on each consideration in granting a variance application or find that variance will correct a bona fide staff error that has led to design or construction that does not comply with the LDR[.]

Staff Comment: The request is submitted to correct a staff error, and therefore the applicant is not required to meet the seven variance criteria and did not need to provide responses. The information provided in the petition request, this report, and the applicant's testimony should be sufficient to allow the Planning Commission to take action on the subject petition.